

ATTACHMENT 2

FTI DTDF June 2006 Monthly Statement



FTI Consulting
One Renaissance Square
Two North Central Avenue
Suite 1200
Phoenix, AZ 85004-2322
602.744.7100 telephone
602.744.7110 facsimile
www.fticonsulting.com

November 28, 2006

USA Commercial Mortgage Company
4484 South Pecos Road
Las Vegas, NV 89121

Attention: LeAnn Weese, Controller

RE: FTI Consulting, Inc. ("FTI"), June 2006 Monthly Statement (First)
USA Commercial Mortgage Company, et al; Jointly Administered under Case No. BK-S-06-10725 LBR

Enclosed please find FTI Consulting, Inc.'s monthly statement for professionals fees for services rendered and reimbursement of expenses incurred as Financial Advisors for the Official Committee of Equity Security Holders of USA Capital Diversified Trust Deed Fund, LLC for the period June 9, 2006 through June 30, 2006.

Copies of this monthly statement have been provided via email to all parties listed on the attached distribution list.

If you should have any questions regarding our monthly statement, please do not hesitate to call Chas Harvick at 602.744.7186 or me at 602.744.7144.

Sincerely,

A handwritten signature in black ink that reads "Michael A. Tucker". The signature is written in a cursive, flowing style.

Michael A. Tucker
Senior Managing Director

Enclosures

DISTRIBUTION:

Debtor

LeAnn Weese, USA Commercial Mortgage Company

Debtor's Counsel

Annette W. Jarvis, Esq., Ray Quinney & Nebeker P.C.

Lenard E. Schwartz, Esq., Schwartz & McPherson Law Firm

Counsel for Official Committee of Unsecured Creditors of USA Commercial Mortgage Company

Susan M. Freeman, Esq., Lewis and Roca, LLP

Rob Charles, Esq., Lewis and Roca, LLP

Counsel for Official Committee of Holders of Executory Contract Rights of USA Commercial Mortgage Company

Gerald M. Gordon, Esq., Gordon & Silver, LTD.

Gregory E. Garman, Esq., Gordon & Silver, LTD.

Counsel for Official Committee of Equity Security Holders of USA Capital Diversified Trust Deed Fund, LLC

Marc A. Levinson, Esq., Orrick, Herrington & Sutcliffe LLP

Lynn Trinkarner, Esq., Orrick, Herrington & Sutcliffe LLP

Counsel for Official Committee of Equity Security Holders of USA Capital First Trust Deed Fund, LLC

Frank A. Merola, Esq., Stutman Treister & Glatt, P.C.

Eve H. Karasik, Esq., Stutman Treister & Glatt, P.C.

Office of the U.S. Trustee – District of Nevada (copy also via FedEx)

August B. Landis, Assistant United States



FTI Consulting, Inc.
Two North Central Avenue
Suite 1200
Phoenix, Arizona 85004

602.744.7100 Telephone
602.744.7110 Facsimile

RE: USA Commercial Mortgage Company
USA Capital Diversified Trust Deed Fund, LLC
USA Capital First Trust Deed Fund, LLC
USA Capital Realty Advisors, LLC
USA Securities, LLC

Jointly Administered under Case No. BK-S-06-10725-LBR

Date: November 28, 2006

Debtor Entity – USA Capital Diversified Trust Deed Fund, LLC

For professional services rendered from June 9, 2006 through June 30, 2006

Total Current Fees	\$ 94,033.50
Total Current Expenses	<u>2,737.40</u>
Total Current Fees and Expenses	<u>\$ 96,770.90</u>
Eighty Percent of Total Current Fees	\$ 75,226.80
One Hundred Percent of Total Current Expenses	<u>2,737.40</u>
Total Amount Due this Statement	<u>\$ 77,964.20</u>

SEE DETAIL ATTACHED.

PLEASE REMIT PAYMENT TO:

Bank of America
ABA #026009593
In favour of:
FTI Consulting, Inc.
Account #003939577164

FTI Consulting, Inc.
P.O. Box 631916
Baltimore, MD 21263-1916
FED ID#52-1261113

NOTE: There may be expenses that were incurred during this billing cycle that are not reflected in this monthly statement but will appear in subsequent monthly statements because of the unavoidable delay in posting some disbursements.

*USA Capital Diversified Trust Deed Fund
Summary Exhibit A
Total Hours, Fees and Expenses
For the Period of 6/9/2006 through 6/30/2006*

<i>Consultant</i>	<i>Level</i>	<i>Hours</i>	<i>Rate</i>	<i>Fees</i>	<i>Expenses</i>	<i>Total</i>
Tucker, M.	Sr. Managing Dir.	112.8	\$450	50,760.00	1,111.73	51,871.73
Harvick, C.	Director	113.1	\$375	42,412.50	1,608.95	44,021.45
Schwartz, J.	Senior Consultant	2.5	\$295	737.50	0.00	737.50
Smith, S.	Paraprofessional	1.3	\$95	123.50	0.00	123.50
Administration	Administrative	0.0	\$0	0.00	16.72	16.72
<i>Grand Total</i>		229.7		\$94,033.50	\$2,737.40	\$96,770.90

USA Capital Diversified Trust Deed Fund
Summary Exhibit B
Time Charges Incurred by Professional by Activity Code
For the Period of 6/9/2006 through 6/30/2006

<i>Consultant</i>	<i>Hours</i>	<i>Fees</i>
<i>Asset Analysis and Recovery</i>		
Harvick, C.	54.9	20,587.50
Tucker, M.	27.1	12,195.00
<i>Total for Asset Analysis and Recovery:</i>	<i>82.0</i>	<i>32,782.50</i>
<i>Case Administration</i>		
Administration	0.0	0.00
Harvick, C.	3.7	1,387.50
Smith, S.	1.3	123.50
Tucker, M.	7.3	3,285.00
<i>Total for Case Administration:</i>	<i>12.3</i>	<i>4,796.00</i>
<i>Claims Administration and Objections</i>		
Tucker, M.	1.7	765.00
<i>Total for Claims Administration and Objections:</i>	<i>1.7</i>	<i>765.00</i>
<i>Collection Account Distributions and Related Disputes</i>		
Harvick, C.	4.9	1,837.50
Tucker, M.	5.4	2,430.00
<i>Total for Collection Account Distributions and Related Disputes:</i>	<i>10.3</i>	<i>4,267.50</i>
<i>Court Hearings</i>		
Harvick, C.	23.1	8,662.50
Tucker, M.	25.6	11,520.00
<i>Total for Court Hearings:</i>	<i>48.7</i>	<i>20,182.50</i>
<i>Employment/Fee Applications</i>		
Schwartz, J.	2.5	737.50
Tucker, M.	4.4	1,980.00
<i>Total for Employment/Fee Applications:</i>	<i>6.9</i>	<i>2,717.50</i>
<i>Financing</i>		
Harvick, C.	6.6	2,475.00
Tucker, M.	8.2	3,690.00
<i>Total for Financing:</i>	<i>14.8</i>	<i>6,165.00</i>
<i>IP/10-90/Ashby Recovery</i>		
Harvick, C.	7.0	2,625.00
Tucker, M.	13.8	6,210.00

<i>Consultant</i>	<i>Hours</i>	<i>Fees</i>
<i>Total for IP/10-90/Ashby Recovery:</i>	20.8	8,835.00
<i>Meetings & Communications with Diversified Committee</i>		
Harvick, C.	12.9	4,837.50
Tucker, M.	13.8	6,210.00
<i>Total for Meetings & Communications with Diversified Committee:</i>	26.7	11,047.50
<i>Plan and Other Restructure Related Work</i>		
Tucker, M.	5.5	2,475.00
<i>Total for Plan and Other Restructure Related Work:</i>	5.5	2,475.00
<i>Grand Total</i>	229.7	\$94,033.50

***USA Capital Diversified Trust Deed Fund
Summary Exhibit C
Detailed Time Charges Incurred by Activity Code
For the Period of 6/9/2006 through 6/30/2006***

<i>Date</i>	<i>Consultant</i>	<i>Description</i>	<i>Hours</i>	<i>Fees</i>
<i>Asset Analysis and Recovery</i>				
6/11/2006	Tucker, M.	Review and analysis of motions related to providing for additional funding on Franklin Stratford and Amesbury.	1.5	675.00
6/12/2006	Harvick, C.	Review Motion to Forebear and Provide additional funding.	2.6	975.00
6/12/2006	Harvick, C.	Review multiple e-mails regarding forebearances and e-mails regarding Amesbury point loans. Review Amesbury/Hatters point loan documents.	3.0	1,125.00
6/12/2006	Tucker, M.	Review of Diversified Trust Deed Fund loan listing and issues per Allison responses and declarations.	0.4	180.00
6/12/2006	Tucker, M.	Analysis of Amesbury loan documents.	0.7	315.00
6/12/2006	Tucker, M.	Research EPIC Corporation and loan issues.	0.9	405.00
6/13/2006	Harvick, C.	Continue to review Motion to Forebear and Provide additional funding and prepare summary and comments.	2.6	975.00
6/13/2006	Tucker, M.	Review various motions by parties wanting loan servicing moved from Debtor and Debtor replies to understand issues.	0.7	315.00
6/13/2006	Tucker, M.	Print documents on 10-90 received from Debtors' counsel and start review of same. Draft and send e-mail to L. Ernce regarding same.	0.9	405.00
6/13/2006	Tucker, M.	Place calls to Alvarez & Marsal and participate in discussions with M. Kvarda and K. Aulabaugh regarding forbearance issues.	0.3	135.00
6/13/2006	Tucker, M.	Review and exchange e-mails with L. Ernce regarding R. Russell loan relationship and related issues.	0.2	90.00
6/14/2006	Harvick, C.	Participate in conference call with Alvarez & Marsal regarding Franklin/Stratford and Amesbury loan.	0.6	225.00
6/14/2006	Tucker, M.	Discuss issues pertaining to the Franklin Stratford loan with J. Hermann.	0.3	135.00
6/14/2006	Tucker, M.	Prepare for and participate in conference call with Alvarez & Marsal regarding Franklin Stratford and Amesbury loan.	1.6	720.00
6/14/2006	Tucker, M.	Review 4th declaration by Allison noting issues with Robert Russell and impacts to Stratford loan.	0.4	180.00
6/14/2006	Tucker, M.	Conference with M. Kehl regarding Stratford loan, appraisals and 10-90 loan.	0.7	315.00
6/19/2006	Harvick, C.	Review of SOFA and SOAL filed by Debtor.	1.6	600.00

<i>Date</i>	<i>Consultant</i>	<i>Description</i>	<i>Hours</i>	<i>Fees</i>
6/19/2006	Harvick, C.	Review of schedules filed (SOFA etc.), create master schedule of loan data for Diversified Trust Deed Fund, and data management of loan documents.	5.6	2,100.00
6/19/2006	Tucker, M.	Conference with J. Hermann regarding information obtained from company on 10-90 and EPIC loans.	0.9	405.00
6/19/2006	Tucker, M.	Conference with D. Monson of Ray Quinny regarding Stratford loan.	0.4	180.00
6/19/2006	Tucker, M.	Review and analysis of schedules filed by all Debtors.	3.1	1,395.00
6/19/2006	Tucker, M.	Review issues with Stratford collateral release; discuss with Alvarez & Marsal regarding same; discussion with counsel on same.	1.2	540.00
6/20/2006	Harvick, C.	Continue to review loan documents and Mesirow work product and understand the accounting and reporting of USA Commercial.	5.7	2,137.50
6/20/2006	Harvick, C.	Review loan documents and Mesirow work product and understand the accounting and reporting of USA Commercial. Discussion with counsel regarding same.	3.5	1,312.50
6/20/2006	Harvick, C.	Discuss loan files available at USA Commercial with counsel.	1.1	412.50
6/20/2006	Tucker, M.	Discuss loan files available at USA Commercial with counsel.	1.1	495.00
6/20/2006	Tucker, M.	Review loan summary schedule to SOFA and schedules filed by Debtor.	0.3	135.00
6/21/2006	Harvick, C.	Review loan documents and Mesirow work product and understand the accounting and reporting of USA Commercial; prepare documents request list.	1.1	412.50
6/22/2006	Harvick, C.	Prepare summary of asset collateral, comments and action plan.	8.1	3,037.50
6/22/2006	Tucker, M.	Review loan information obtained.	1.7	765.00
6/23/2006	Tucker, M.	Review revised schedules filed for USA Commercial and impact to Diversified Trust Deed Fund.	1.4	630.00
6/26/2006	Harvick, C.	Review of documents received from Mesirow: Balance by Loan reports, Diversified Trust Deed Fund financials, appraisals etc.	4.2	1,575.00
6/26/2006	Harvick, C.	Discuss the results of the file review and loan collection analysis with counsel.	0.7	262.50
6/26/2006	Tucker, M.	Discuss the results of the file review and loan collection analysis with counsel.	0.7	315.00
6/26/2006	Tucker, M.	Preliminary review of Diversified Trust Deed Fund financial statements.	1.1	495.00
6/26/2006	Tucker, M.	Preliminary review of loan statements and overpayments.	0.8	360.00

<i>Date</i>	<i>Consultant</i>	<i>Description</i>	<i>Hours</i>	<i>Fees</i>
6/27/2006	Harvick, C.	Review of loan documents, Diversified's financials and discussions with S. Smith and M. Kehl regarding the investor equity and status of the loans and investor reports.	4.1	1,537.50
6/27/2006	Harvick, C.	Post discussion with J. Hermann regarding our loans and the current recovery actions.	0.3	112.50
6/27/2006	Harvick, C.	Non working travel to Las Vegas for Meeting with Debtor and to review loan files on-site.	2.1	787.50
6/27/2006	Harvick, C.	Review loan files: Interstate Commerce, 10-90 LTD and miscellaneous files.	1.5	562.50
6/27/2006	Harvick, C.	Meeting with K. Glade, J. Hermann, M. Kehl and A. Stevens regarding our loans and the current recovery actions.	2.2	825.00
6/27/2006	Tucker, M.	Analysis of information requested and provided; investor statement issues and discussion of same with C. Harvick.	1.3	585.00
6/28/2006	Harvick, C.	Review of loan documents.	0.4	150.00
6/28/2006	Harvick, C.	Review of loan documents received from Mesirow.	1.3	487.50
6/28/2006	Harvick, C.	Updated Diversified Trust Deed Fund Collateral Information Report.	1.1	412.50
6/28/2006	Harvick, C.	Review and respond to multiple e-mails regarding Investment Partners information request, Investor statements, loan monitoring reports and Committee updates.	0.3	112.50
6/28/2006	Tucker, M.	Conference with A. Jarvis, M. Kehl and K. Glade with committee professionals on status of Diversified Trust Deed Fund loans.	1.6	720.00
6/28/2006	Tucker, M.	Review various documents received including operating agreements, loan documents, etc.	2.2	990.00
6/28/2006	Tucker, M.	Follow up with committee professionals after conference call for work planning issues and follow up analysis.	0.7	315.00
6/29/2006	Harvick, C.	Update to Collateral Report.	0.6	225.00
6/30/2006	Harvick, C.	Review loan documents received and make copies of disks to send to Orrick.	0.6	225.00
<i>Total for Asset Analysis and Recovery:</i>			<i>82.0</i>	<i>32,782.50</i>
<i>Case Administration</i>				
6/11/2006	Tucker, M.	Conference with counsel on case work priorities and issues and status.	1.0	450.00
6/11/2006	Tucker, M.	Review case docket for various motions impacting Committee.	0.5	225.00
6/13/2006	Tucker, M.	Review and exchange e-mails with L. Ernce regarding confidentiality agreement.	0.1	45.00

<i>Date</i>	<i>Consultant</i>	<i>Description</i>	<i>Hours</i>	<i>Fees</i>
6/14/2006	Harvick, C.	Discuss case issues related to next day's hearings and meetings with counsel.	0.2	75.00
6/14/2006	Tucker, M.	Discuss case issues related to next day's hearings and meetings with counsel.	0.2	90.00
6/14/2006	Tucker, M.	Brief discussion with counsel regarding next day hearings and meetings.	0.1	45.00
6/14/2006	Tucker, M.	Review confidentiality agreement and motion for Committee information sharing with creditors.	0.6	270.00
6/19/2006	Tucker, M.	Plan projects and priorities for work.	0.5	225.00
6/20/2006	Smith, S.	Print and organize documents filed by opposing parties for review by professionals in preparation for court hearing.	1.3	123.50
6/20/2006	Tucker, M.	Review Allison 5th declaration.	0.6	270.00
6/20/2006	Tucker, M.	Review various objections and replies to motions for hearing on 6/21 including Motion to Forebear Employment Applications, etc.	1.1	495.00
6/20/2006	Tucker, M.	Review Fertitta reply by Direct Lenders on his relationship.	0.3	135.00
6/21/2006	Tucker, M.	Discuss next steps with counsel in response to hearings and meetings.	0.5	225.00
6/23/2006	Harvick, C.	Review and respond to multiple e-mails regarding Ashby USA and 10-90 loans, amended schedules and statement of financial affairs filed, and allocation of professional fees.	0.8	300.00
6/26/2006	Tucker, M.	Conference with counsel regarding potential meetings with Debtor and follow up issues.	0.4	180.00
6/27/2006	Harvick, C.	Call with M. Tucker to discuss findings and strategy moving forward, follow-up e-mail to S. Smith regarding the investor reports.	1.1	412.50
6/27/2006	Tucker, M.	Review case docket for new filings and review monthly operating report.	0.6	270.00
6/28/2006	Harvick, C.	Action plan and statement call with counsel.	0.5	187.50
6/28/2006	Tucker, M.	Review various e-mails from counsel on status and work issues.	0.8	360.00
6/30/2006	Administrative	Administrative	0.0	0.00
6/30/2006	Harvick, C.	Prepare and send multiple e-mails regarding document request, loan status reports, marketing materials to Orrick.	1.1	412.50
<i>Total for Case Administration:</i>			12.3	4,796.00
<i>Claims Administration and Objections</i>				
6/11/2006	Tucker, M.	Review proof of claim from EPIC Bondholders. Research EPIC Resorts entity.	0.9	405.00

<i>Date</i>	<i>Consultant</i>	<i>Description</i>	<i>Hours</i>	<i>Fees</i>
6/12/2006	Tucker, M.	Review proof of claim by Prospect Fund related to EPIC loan including preliminary review of lawsuit.	0.8	360.00
<i>Total for Claims Administration and Objections:</i>			1.7	765.00
<i>Court Hearings</i>				
6/12/2006	Tucker, M.	Conference with counsel regarding status of various motions and replies for 6/21 hearing.	0.3	135.00
6/13/2006	Harvick, C.	Continue to review motion and exhibits pertinent to upcoming court hearings.	4.8	1,800.00
6/13/2006	Harvick, C.	Review motion and exhibits pertinent to upcoming court hearings.	3.9	1,462.50
6/14/2006	Harvick, C.	Non working travel to Las Vegas for hearings and meetings with Debtor.	2.1	787.50
6/14/2006	Tucker, M.	Non working travel to Las Vegas for hearings and meetings with Debtor.	2.0	900.00
6/14/2006	Tucker, M.	Prepare for court hearing and review agendas for court and meetings.	0.5	225.00
6/15/2006	Harvick, C.	Attend the omnibus hearing calendar and attend public meeting at the U.S. Trustee's office.	4.0	1,500.00
6/15/2006	Harvick, C.	Prepare for court hearings and discuss case issues with counsel.	1.5	562.50
6/15/2006	Tucker, M.	Discuss case issues, hearings and meetings with counsel.	0.6	270.00
6/15/2006	Tucker, M.	Prepare for court hearings and discuss case issues with counsel.	1.5	675.00
6/15/2006	Tucker, M.	Non working travel Las Vegas to Phoenix.	2.1	945.00
6/15/2006	Tucker, M.	Attend the omnibus hearing calendar and attend public meeting at the U.S. Trustee's office.	4.6	2,070.00
6/20/2006	Harvick, C.	Non working travel to Las Vegas for hearings and meetings with Debtor.	2.1	787.50
6/21/2006	Harvick, C.	Attend court hearing on various issues including DIP, employment application motions to forebear, Investment Partners settlement, etc.	4.7	1,762.50
6/21/2006	Tucker, M.	Meet with Debtors and investor committee professionals prior to court hearing regarding issues for hearing.	1.5	675.00
6/21/2006	Tucker, M.	Non working travel Las Vegas to Phoenix.	2.1	945.00
6/21/2006	Tucker, M.	Attend court hearing on various issues including DIP, employment application motions to forebear, Investment Partners settlement, etc.	10.4	4,680.00
<i>Total for Court Hearings:</i>			48.7	20,182.50
<i>Employment/Fee Applications</i>				

<i>Date</i>	<i>Consultant</i>	<i>Description</i>	<i>Hours</i>	<i>Fees</i>
6/9/2006	Tucker, M.	Discussion with counsel retarding retention and next steps.	0.2	90.00
6/12/2006	Tucker, M.	Begin to draft employment application.	0.6	270.00
6/12/2006	Tucker, M.	Review Orrick employment application.	0.2	90.00
6/12/2006	Tucker, M.	Review motion for Knudren Order.	0.2	90.00
6/13/2006	Schwartz, J.	Assist with preparation of the employment application.	2.5	737.50
6/13/2006	Tucker, M.	Draft and review employment application and review final Orrick employment application.	1.9	855.00
6/14/2006	Tucker, M.	Finalize employment application.	1.1	495.00
6/20/2006	Tucker, M.	Review draft of FTI Employment Order.	0.2	90.00
<i>Total for Employment/Fee Applications:</i>			6.9	2,717.50
<i>Financing</i>				
6/12/2006	Tucker, M.	Preliminary review of cash budget from 6/9/06.	0.5	225.00
6/13/2006	Tucker, M.	Analysis of DIP motion and issues regarding same.	0.9	405.00
6/13/2006	Tucker, M.	Additional review of cash budget.	0.4	180.00
6/14/2006	Harvick, C.	Review of cash budget and motion with M. Tucker and call with L. Ernce regarding same.	0.7	262.50
6/14/2006	Harvick, C.	Review motion for DIP.	1.1	412.50
6/14/2006	Harvick, C.	Review of cash budget and motion.	1.3	487.50
6/14/2006	Tucker, M.	Review and analysis of DIP motion and review of First DIP motion noting 30 properties to be funded.	0.7	315.00
6/16/2006	Tucker, M.	Draft e-mail to Alvarez & Marsal regarding DIP issues and ideas for solutions.	0.2	90.00
6/16/2006	Tucker, M.	Conference with counsel on DIP status and potential idea for conditional support; review revised cash budget and discuss with C. Harvick.	0.9	405.00
6/19/2006	Harvick, C.	Review of e-mails, response to DIP and Cash Collateral Motion, revised 13 week cash flow.	2.3	862.50
6/19/2006	Tucker, M.	Participate in conference call with Debtor on status issues including DIP facility and follow up analysis and review e-mail from counsels regarding DIP issues.	2.2	990.00
6/20/2006	Tucker, M.	Participate in several discussions of case strategy and issues including DIP and loan summary status and follow up with counsel.	1.0	450.00
6/20/2006	Tucker, M.	Review DIP to objections to DIP and replies and various e-mails including draft order.	1.4	630.00
6/21/2006	Harvick, C.	Meeting with committees to discuss the DIP motion.	1.2	450.00
<i>Total for Financing:</i>			14.8	6,165.00

<i>Date</i>	<i>Consultant</i>	<i>Description</i>	<i>Hours</i>	<i>Fees</i>
<i>IP/10-90/Ashby Recovery</i>				
6/11/2006	Tucker, M.	Review agreement with Investment Partners and relationship to Diversified Trust Deed Fund loan to 10-90; research on Investment Partners and related entities; draft e-mail to counsel regarding same.	1.2	540.00
6/12/2006	Harvick, C.	Review of Motion for Order Approving Agreement with Investment Partners; review organization chart and issues.	0.9	337.50
6/12/2006	Tucker, M.	Review settlement with Investment Partners and discuss with committee counsel; calls to L. Schwartzer regarding obtaining information on 10-90 loan; review of preliminary objections.	2.4	1,080.00
6/12/2006	Tucker, M.	Conference with L. Schwartzer regarding obtaining 10-90 loan documents.	0.2	90.00
6/13/2006	Tucker, M.	Analysis of issues with Franklin, Amesbury and HFA loan forbearances in preparation for call with Alvarez & Marsal.	2.9	1,305.00
6/14/2006	Harvick, C.	Review of 10-90 loan documents.	2.5	937.50
6/14/2006	Harvick, C.	Review security agreement with Investment Partners.	1.1	412.50
6/14/2006	Tucker, M.	Prepare for and participate in conference with K. Glade of R. Quinney, J. Hermann, and counsel. Follow up discussion with J. Hermann and M. Levinson on Investment Partners loan documents.	0.9	405.00
6/16/2006	Tucker, M.	Participate in call with Debtor on 10-90 loan, DIP and Investment Partners agreement.	1.4	630.00
6/16/2006	Tucker, M.	Various follow up calls and e-mails with counsel regarding 10-90 loan and Investment Partners agreement	0.4	180.00
6/21/2006	Harvick, C.	Meeting with committees to discuss the Investment Partners motion.	1.1	412.50
6/23/2006	Tucker, M.	Analysis of 10-90 loan and related loans and assets; resolution on same and Richmond Ashby.	3.5	1,575.00
6/26/2006	Tucker, M.	Review disbursements out of 10-90 to determine where the funds went.	0.5	225.00
6/27/2006	Tucker, M.	Review USA Capital announcement on Investment Partners settlement.	0.2	90.00
6/28/2006	Harvick, C.	Review of loan documents regarding Capital Land Investors and Ten-Ninety LTD.	1.4	525.00
6/30/2006	Tucker, M.	Discuss issues regarding Ashby transaction, distribution to investors, and the loans and assets of Diversified Fund with counsel.	0.2	90.00
<i>Total for IP/10-90/Ashby Recovery:</i>			<i>20.8</i>	<i>8,835.00</i>

Litigation Consulting

<i>Date</i>	<i>Consultant</i>	<i>Description</i>	<i>Hours</i>	<i>Fees</i>
6/14/2006	Tucker, M.	Review cash budget with C. Harvick and draft objection by First Deed counsel; Discussion with L. Ernce regarding same.	1.6	720.00
6/16/2006	Harvick, C.	Conference Call with First Trust, Diversified Trust and USA Commercial to discuss DIP. Discussion with counsel regarding same.	2.9	1,087.50
6/16/2006	Tucker, M.	Various follow up calls and e-mails with counsel and C. Harvick regarding DIP.	0.4	180.00
6/26/2006	Tucker, M.	Analysis of issues on potential motion for cash distribution and plan issues.	0.8	360.00
6/27/2006	Tucker, M.	Review e-mail to A. Jarvis regarding investor statements and e-mail staff regarding follow up of same.	0.3	135.00
6/28/2006	Harvick, C.	Review and comment on investor statements.	0.7	262.50
6/28/2006	Tucker, M.	Review and analyze draft investor statements and discuss with committee professionals; conference with S. Smith and S. Strong regarding same.	1.8	810.00
6/29/2006	Tucker, M.	Follow up contact with Debtor for S. Katz on sample statements. What sample stmts?	0.2	90.00
6/30/2006	Harvick, C.	Call with counsel regarding litigation, substantive consolidation, and distribution of fund issues.	0.7	262.50
6/30/2006	Harvick, C.	Call with S. Smith regarding the Investor reports and distributions and follow-up with counsel.	0.6	225.00
6/30/2006	Tucker, M.	Analysis of fund member and lender statements.	0.3	135.00
<i>Total for Litigation Consulting:</i>			10.3	4,267.50

Meetings & Communications with Diversified Committee

6/13/2006	Harvick, C.	Prepare for and participate in conference call with Diversified Committee professionals regarding matter to discuss at subsequent Committee meeting.	1.5	562.50
6/13/2006	Tucker, M.	Prepare for and participate in conference call with Committee regarding calendar matters.	1.5	675.00
6/13/2006	Tucker, M.	Participate in conference call with counsel on case issues in preparation for committee call; additional preparation for conference call with committee.	1.9	855.00
6/15/2006	Harvick, C.	Participate in meetings with counsel and Committee to preparation of hearing and after hearing to address case issues.	2.9	1,087.50
6/15/2006	Tucker, M.	Draft e-mail regarding meeting and prepare summary for S. Katz.	0.2	90.00
6/15/2006	Tucker, M.	Participate in meetings with counsel and Committee to preparation of hearing and after hearing to address case issues.	2.9	1,305.00
6/16/2006	Tucker, M.	Discuss conference call with Debtor and with committee member S. Katz.	0.3	135.00

<i>Date</i>	<i>Consultant</i>	<i>Description</i>	<i>Hours</i>	<i>Fees</i>
6/20/2006	Harvick, C.	Participate in Diversified Committee conference call.	1.1	412.50
6/20/2006	Tucker, M.	Prepare for and participate in Diversified Committee conference call.	1.7	765.00
6/22/2006	Tucker, M.	Conference with counsel in preparation for committee call and discuss loan information known and work plan.	0.8	360.00
6/23/2006	Harvick, C.	Participate in Diversified Committee conference call.	1.6	600.00
6/23/2006	Tucker, M.	Participate in conference call with committee regarding current events, issues, and next steps.	1.5	675.00
6/27/2006	Tucker, M.	Place calls to committee member.	0.1	45.00
6/28/2006	Harvick, C.	Participate in conference call discussing the strategy/action plan of our seven loans and Interstate Commerce.	1.8	675.00
6/28/2006	Tucker, M.	Discussion with S. Katz on Investment Partners settlement agreement and other case status issues.	0.6	270.00
6/29/2006	Harvick, C.	Participation in conference call with Committee professionals to plan strategy in connection with upcoming motions, update results of loan analysis project, and to discuss agenda items for tomorrow's Committee meeting.	0.9	337.50
6/29/2006	Tucker, M.	Conference with counsel in preparation for meeting with committee on 6/30; investor statement and final motion and loan summary status and actions plans.	0.9	405.00
6/30/2006	Harvick, C.	Finalize and send Updated Collateral Information Report to Diversified Trust Committee.	1.2	450.00
6/30/2006	Harvick, C.	Participate in Diversified Committee conference call.	1.4	525.00
6/30/2006	Harvick, C.	Review of document request and prepare for Committee meeting.	0.5	187.50
6/30/2006	Tucker, M.	Participate in Diversified Committee conference call.	1.4	630.00
<i>Total for Meetings & Communications with Diversified Committee:</i>			26.7	11,047.50
<i>Plan and Other Restructure Related Work</i>				
6/15/2006	Tucker, M.	Draft e-mail to counsel on management fee paid by Diversified Trust Deed Fund to Realty Advisors.	0.1	45.00
6/22/2006	Tucker, M.	Review and compose various e-mails on all hands meetings, potential agenda and timing issues.	0.3	135.00
6/27/2006	Tucker, M.	Prepare for and participate in conference call with committees and Debtors on status issues and follow up conference with counsel.	1.8	810.00
6/29/2006	Tucker, M.	Participate in conference call with Debtors and committee on investor statements, loan status, plan issues and other matters.	3.3	1,485.00
<i>Total for Plan and Other Restructure Related Work:</i>			5.5	2,475.00

<i>Date</i>	<i>Consultant</i>	<i>Description</i>	<i>Hours</i>	<i>Fees</i>
<i>Grand Total</i>			229.7	\$94,033.50

*USA Capital Diversified Trust Deed Fund
Summary Exhibit D
Professional Expenses Incurred by Category
For the Period of 6/9/2006 through 6/30/2006*

<i>Consultant</i>	<i>Date Incurred</i>	<i>Description of Expense</i>	<i>Amount</i>
<i>Administrative</i>			
Administration	6/30/2006	Electronic Subscriptions - Pacer Service Center Electronic Subscriptions	16.72
<i>Total for Administrative:</i>			16.72
<i>Airfare</i>			
Harvick, C.	6/14/2006	Air Fare from PHX on 6/14/06 to LAS returned 6/15/06.	560.60
Tucker, M.	6/14/2006	Air Fare from PHX on 6/14/06 to LAS returned 6/15/06.	560.60
Tucker, M.	6/20/2006	Air Fare from PHX on 6/20/06 to LAS returned 6/21/06.	251.60
Harvick, C.	6/20/2006	Air Fare from PHX on 6/20/06 to LAS returned 6/21/06.	251.60
Harvick, C.	6/27/2006	Air Fare from PHX on 6/27/06 to LAS return 6/28/06.	246.60
<i>Total for Airfare:</i>			1,871.00
<i>Lodging</i>			
Harvick, C.	6/12/2006	Lodging in Las Vegas, NV for 1 Night Check In 06/14/2006 - Check Out 06/15/2006.	77.69
Tucker, M.	6/15/2006	Lodging in Las Vegas, NV for 1 Night, Check In 6/14/06 - Check Out 6/15/06.	69.92
Harvick, C.	6/20/2006	Lodging in Las Vegas, NV for 1 Night, Check In 06/20/2006 - Check Out 06/21/2006.	76.29
Tucker, M.	6/20/2006	Lodging in Las Vegas, NV for 1 Night, Check In 6/20/06 - Check Out 6/21/06.	87.19
Harvick, C.	6/27/2006	Lodging in Las Vegas, NV for 1 Night Check In 06/27/2006 - Check Out 06/28/2006.	108.99
<i>Total for Lodging:</i>			420.08
<i>Meals</i>			
Tucker, M.	6/14/2006	Breakfast	8.25
Harvick, C.	6/14/2006	Lunch for M. Tucker and self	18.27
Harvick, C.	6/15/2006	Dinner	20.63
Tucker, M.	6/20/2006	Breakfast	7.51

<i>Consultant</i>	<i>Date Incurred</i>	<i>Description of Expense</i>	<i>Amount</i>
Tucker, M.	6/20/2006	Dinner	21.20
Harvick, C.	6/20/2006	Lunch	9.56
Harvick, C.	6/21/2006	Dinner	7.98
Harvick, C.	6/27/2006	Dinner	24.54
Harvick, C.	6/28/2006	Dinner	7.20
<i>Total for Meals:</i>			<i>125.14</i>
<i>Transportation</i>			
Tucker, M.	6/14/2006	Taxi LAS to hotel	29.00
Tucker, M.	6/15/2006	Parking at PHX	29.00
Tucker, M.	6/15/2006	Mileage home to PHX and return (14 miles)	6.23
Harvick, C.	6/15/2006	Parking at PHX, 2 days	31.00
Harvick, C.	6/19/2006	Taxi LAS to USA Capital	17.00
Tucker, M.	6/20/2006	Parking at PHX	35.00
Tucker, M.	6/20/2006	Mileage home to PHX and return (14 miles)	6.23
Harvick, C.	6/20/2006	Parking at PHX, 2 days	40.00
Harvick, C.	6/21/2006	Taxi court house to USA Capital	18.00
Harvick, C.	6/21/2006	Taxi USA Capital to LAS	17.00
Harvick, C.	6/27/2006	Parking at PHX, 2 days	40.00
Harvick, C.	6/28/2006	Taxi hotel to USA Capital Mortgage	19.00
Harvick, C.	6/28/2006	Taxi USA Capital Mortgage to LAS	17.00
<i>Total for Transportation:</i>			<i>304.46</i>
<i>Grand Total</i>			<i>\$2,737.40</i>